



Board of Commissioners
REGULAR MEETING
TELECONFERENCE

THURSDAY– JUNE 24, 2021

CALL-IN NUMBER: 1(408) 650-3123, ACCESS CODE: 382-374-933

Spanish Interpretation Teleconference Information:

CALL-IN NUMBER: 1(408) 650-3123, ACCESS CODE: 612-280-069

ACTION MINUTES

Commissioner Dan Tenenbaum called the Board of Commissioners Regular Meeting to order on Thursday, June 24, 2021 at 9:02am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

PRESENT: Commissioner Dan Tenenbaum
Commissioner Taelor Bakewell
Commissioner Lucelia Hooper
Commissioner Ana Bryan

ABSENT: Commissioner Cielo Castro
Commissioner Delfino De La Cruz
Commissioner Noramay Cadena

ALSO PRESENT: Douglas Guthrie, President and CEO

II. POSTING OF THE AGENDA

Posting of the Agenda complied with the requirements of the Brown Act. Agenda was posted prior to 4:30pm on Thursday, June 18, 2021 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at www.hacla.org.

III. SPECIAL ORDER OF BUSINESS

1. Recognition of Anna Santiago, Leonel Garcia and Jazmin Gonzalez as Employees of the Month

IV. PUBLIC COMMENT INSTRUCTIONS

****Please note special Teleconference Public Comment Instructions***

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY ITEM ARE REQUESTED TO SUBMIT A **WRITTEN COMMENT** TO THE BOARD SECRETARY FOR EACH ITEM THEY WISH TO ADDRESS. **THE DEADLINE FOR WRITTEN COMMENTS IS WEDNESDAY, JUNE 23, 2021 AT 12:00PM. ALL WRITTEN COMMENTS SHOULD BE SUBMITTED VIA EMAIL TO TIFFANY.PRESCOTT@HACLA.ORG. PLEASE MAKE SURE EMAIL INCLUDES NAME, AGENDA ITEM NUMBER, AND ADDRESS/ORGANIZATION FOR WHOM YOU REPRESENT. WE ALSO ASK THAT ALL COMMENTS BE LIMITED TO 500 WORDS OR LESS.** THE SECRETARY WILL PROVIDE ALL WRITTEN COMMENTS TO THE BOARD FOR REVIEW PRIOR TO THE JUNE 24, 2021 BOC MEETING. THE SECRETARY WILL ALSO READ EACH PUBLIC COMMENT INTO THE RECORD AT THE TIME THE ITEM IS CONSIDERED.

THE PURPOSE OF PUBLIC COMMENT IS TO ALLOW THE PUBLIC TO ADDRESS THE BOARD AND THE BOARD IS INTERESTED IN HEARING FROM MEMBERS OF THE PUBLIC, STAKEHOLDERS AND INTERESTED PARTIES. HOWEVER, SPEAKERS ARE ASKED TO EXERCISE COURTESY AND CONSIDER THE RIGHTS OF OTHER SPEAKERS BY ADHERING TO THE SPECIAL TELECONFERENCE PUBLIC COMMENT INSTRUCTIONS AND IF POSSIBLE REFRAIN FROM UNNECESSARY REPETITION IN THEIR COMMENTS.

V. PRESIDENT AND CEO ADMINISTRATIVE REPORT

1. Monthly Oral Report

VI. BOARD BUSINESS ITEMS

A. Items for Discussion

1. Resolution of the Board of Commissioners Approving Replacement of the Housing Authority's Section 3 Guide and Compliance Plan with a Section 3 Policy and Compliance Plan that Conforms with New Section 3 Rules

Contact: Howard Baum, Deputy General Counsel

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Ana Bryan

4 AYES, 0 NAYS, 3 ABSENT (Castro, De La Cruz, Cadena), Motion Carried

2. Proposed Resolution Authorizing the Financial Commitment of a Construction and Permanent Gap Loan in the Amount of Up to

\$1,500,000 and a Choice Neighborhoods Implementation Grant Loan (CNI) of \$6,074,100 to Jordan Downs Phase H2A Redevelopment Project Pursuant to the Submittal of a Funding Application to the California Tax Credit Allocation Committee for Allocation of 9% Tax Credits and Authorizing the President and CEO, or Designee, to Execute Any and All Related Documents Required for the Commitment of the Gap Funding and the CNI Grant Loan and the Undertaking of Various Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development Services

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

4 AYES, 0 NAYS, 3 ABSENT (Castro, De La Cruz, Cadena), Motion Carried

3. Overview and Status Report on HACLA's Youth Service Provider Agreements

Contact: Jenny Scanlin, Chief Strategic Development Officer

No Action Required

B. Consent Items

Routine business items are assigned to the consent agenda. These items will be approved by the Board in one motion. A Commissioner may request any consent agenda item be removed, discussed or acted upon separately. Items removed from the consent agenda for separate action will be considered in the "Excluded Consent Items" section below.

1. Proposed Resolution of the Board of Commissioners Approving Revisions to HACLA's Procurement Policy to Comply with New Section 3 Rules

Contact: Howard Baum, Deputy General Counsel

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

4 AYES, 0 NAYS, 3 ABSENT (Castro, De La Cruz, Cadena), Motion Carried

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute and Submit All Necessary Documents Including Any Agreements with Planning Partners and Various Certifications as Required by the Choice Neighborhoods Planning Grant, Provide Up to \$550,000 in Funding as a Contingent Match to Choice Neighborhoods Planning and Action Grant Funding, Authorize the President and CEO, or Designee, to Award and Execute a Contingent Contract with the Liou

Choice, LLC to Act as the Authority's Planning Coordinator to Develop a Transformation Plan in an Amount Not-To-Exceed \$891,894 Pursuant to Award Under RFP No. HA-2021-107, and Authorize the Board of Commissioners' Chairperson to Approve and Certify the Submission of the Grant Application to the U.S. Department of Housing and Urban Development for \$450,000 in Grant Funds to be Used Toward Planning Activities and Limited Physical, Community or Economic Development Improvements for the William Mead Public Housing Community

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

4 AYES, 0 NAYS, 3 ABSENT (Castro, De La Cruz, Cadena), Motion Carried

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute the Extension of the Los Angeles Harbor Boys and Girls Club Youth Services Sponsorship Agreement for Three-Years Beginning on July 1, 2021- June 30, 2024 Including \$75,000 Per Year for the Three-Year Period to Increase Staff Capacity and to Provide Educational and Recreation Programs Increasing the Total Contract Amount Not to Exceed \$450,000

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

4 AYES, 0 NAYS, 3 ABSENT (Castro, De La Cruz, Cadena), Motion Carried

4. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute an Amendment Increasing Funding Under the Memorandum of Understanding (MOU) with Red Eye for Educational and Recreational Programs at Imperial Courts by \$182,500, for a Total Amount Payable Under the MOU Not to Exceed \$672,500

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

4 AYES, 0 NAYS, 3 ABSENT (Castro, De La Cruz, Cadena), Motion Carried

6. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Nan McKay and Associates, Inc. for an Initial One (1) Year Term with Four (4) One-Year Options to Extend, for Rent

Reasonableness Determinations Services, Pursuant to RFP No. HA-2021-42 for a Total Amount Not-to-Exceed \$511,700

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

4 AYES, 0 NAYS, 3 ABSENT (Castro, De La Cruz, Cadena), Motion Carried

7. Proposed Resolution Authorizing Dedication of Thirty-Seven (37) Section 8 Project-Based Vouchers to the Jordan Downs Phase S5 Redevelopment Project Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for Dedication of the Vouchers

Contact: Carlos VanNatter, Director of Section 8
Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

4 AYES, 0 NAYS, 3 ABSENT (Castro, De La Cruz, Cadena), Motion Carried

8. Proposed Resolution Authorizing the President and CEO to Submit an Application for a Grant of Up to \$15,000,000 in Response to the California Department of Housing and Community Development Round 7 Notice of Funding Availability for the Infill Infrastructure Grant Program as a Co-Applicant with the Michaels Development Company I, L.P. for the Jordan Downs Redevelopment Projects Know as Phase S4 and Phase S5

Contact: Geoffrey Moen, Director of Development

Removed from agenda by staff

C. Excluded Consent Agenda Items

1. Proposed Resolution Authorizing the President & CEO, or Designee, to Execute a One-Year Contract with Tom's Truck Center North County, LLC to Purchase Twenty-Seven Vehicles, Pursuant to Award Under RFP HA-2021-97 for a Total Amount Not-to-Exceed \$1,200,000

Contact: Marisela Ocampo, Director of Housing Services

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

4 AYES, 0 NAYS, 3 ABSENT (Castro, De La Cruz, Cadena), Motion Carried

D. Agenda Items for Future Board of Commissioner Meetings

Commissioners may direct staff to add agenda items for future Board meetings.

VII. GENERAL PUBLIC COMMENT

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY NON-AGENDIZED PUBLIC INTEREST ITEM CAN ADDRESS THE BOARD DURING THE GENERAL PUBLIC COMMENT PERIOD

VIII. ADJOURNMENT

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Ana Bryan

4 AYES, 0 NAYS, 3 ABSENT (Castro, De La Cruz, Cadena), Meeting Adjourned